

036.0

0001

0012.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
646,400 / 646,400

USE VALUE:

646,400 / 646,400

ASSESSED:

646,400 / 646,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		DECATUR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LUCA JEANETTE C	
Owner 2:	
Owner 3:	

Street 1: 66 DECATUR ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,050 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Vinyl Exterior and 1461 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	12	41C
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		6050		Sq. Ft.	Site
				0	64.	0.99 3

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6050.000	261,400		385,000	646,400		24903
							GIS Ref
							GIS Ref
							Insp Date
							06/13/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,400	0	6,050.	385,000	646,400	646,400	Year End Roll	12/18/2019
2019	101	FV	215,700	0	6,050.	348,900	564,600	564,600	Year End Roll	1/3/2019
2018	101	FV	215,700	0	6,050.	330,800	546,500	546,500	Year End Roll	12/20/2017
2017	101	FV	215,700	0	6,050.	288,700	504,400	504,400	Year End Roll	1/3/2017
2016	101	FV	215,700	0	6,050.	246,600	462,300	462,300	Year End	1/4/2016
2015	101	FV	207,300	0	6,050.	228,600	435,900	435,900	Year End Roll	12/11/2014
2014	101	FV	207,300	0	6,050.	189,500	396,800	396,800	Year End Roll	12/16/2013
2013	101	FV	207,300	0	6,050.	180,500	387,800	387,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12894-409		11/17/1975			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/13/2018		MEAS&NOTICE							CC	Chris C		
1/15/2009		Meas/Inspect							294	PATRIOT		
4/8/2000		Inspected							276	PATRIOT		
3/1/2000		Measured							197	PATRIOT		
8/21/1993									AS			

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH											
Type:	05 - Garrison			Full Bath:	1	Rating:	Average																				
Sty Ht:	2 - 2 Story			A Bath:	Rating:																						
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																					
Foundation:	1 - Concrete			A 3QBth:	Rating:																						
Frame:	1 - Wood			1/2 Bath:	2	Rating:	Average																				
Prime Wall:	4 - Vinyl			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																				
Color:	WHITE/GREY			A Kits:	Rating:																						
View / Desir:				Fpl:	1	Rating:	Average																				
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1960	Eff Yr Blt:		Location:																							
Alt LUC:				Total Units:																							
Jurisdct:				Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%					No Unit	RMS	BRS	FL												
Prim Int Wall:	2 - Plaster				Functional:								1	6	3												
Sec Int Wall:				Economic:																							
Partition:	T - Typical				Special:																						
Prim Floors:	3 - Hardwood				Override:																						
Sec Floors:	4 - Carpet	50%	%	Total:	26.4	%																					
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES																			
Subfloor:				Basic \$ / SQ:	135.00			Rate	Parcel ID	Typ	Date	Sale Price															
Bsmnt Gar:				Size Adj.:	1.35000002																						
Electric:	3 - Typical			Const Adj.:	0.99495000																						
Insulation:	2 - Typical			Adj \$ / SQ:	181.330																						
Int vs Ext:	S			Other Features:	87500																						
Heat Fuel:	2 - Gas			Grade Factor:	1.00																						
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																						
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100			LUC Factor:	1.00																						
Solar HW:	NO			Adj Total:	355166																						
% Com Wall:			% Sprinkled:	Depreciation:	93764																						
MOBILE HOME				Depreciated Total:	261402																						
Make:				WtAv\$/SQ:				AvRate:				Ind.Val															
Model:																											
Serial #:																											
Year:																											
Color:																											
SPEC FEATURES/YARD ITEMS																PARCEL ID 036.0-0001-0012.B											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
1	Metal Shed	D	Y	16X8	A	AV	1965		0.00	T	40.8	101															
More: N				Total Yard Items:				Total Special Features:				Total:															
																Sum Area By Label :											
																SFL = 624											
																FFL = 598											
																BMT = 598											
																EFP = 88											
																23	SFL	23									
																	FFL										
																	BMT										
																	(598)										
																	SEL	26									
																	(26)										
																SUB AREA				SUB AREA DETAIL							
																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
																SFL	Second Floor	624	181.330	113,150	BMT	100	RRM	40	A		
																BMT	Basement	598	68.540	40,988							
																FFL	First Floor	598	181.330	108,435							
																EFP	Enclos Porch	88	57.870	5,092							
																Net Sketched Area: 1,908				Total: 267,665							
																Size Ad	1222	Gross Are	1908	FinArea	1461						
																IMAGE				AssessPro Patriot Properties, Inc							